

**ORDINANCE NO. 20050407-Z003**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 3103 EAST STATE HIGHWAY 71 AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0017, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 30, Glenbrook Addition Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 5, Page 36, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 3103 East State Highway 71, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on April 18, 2005.

**PASSED AND APPROVED**

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April 7, 2005

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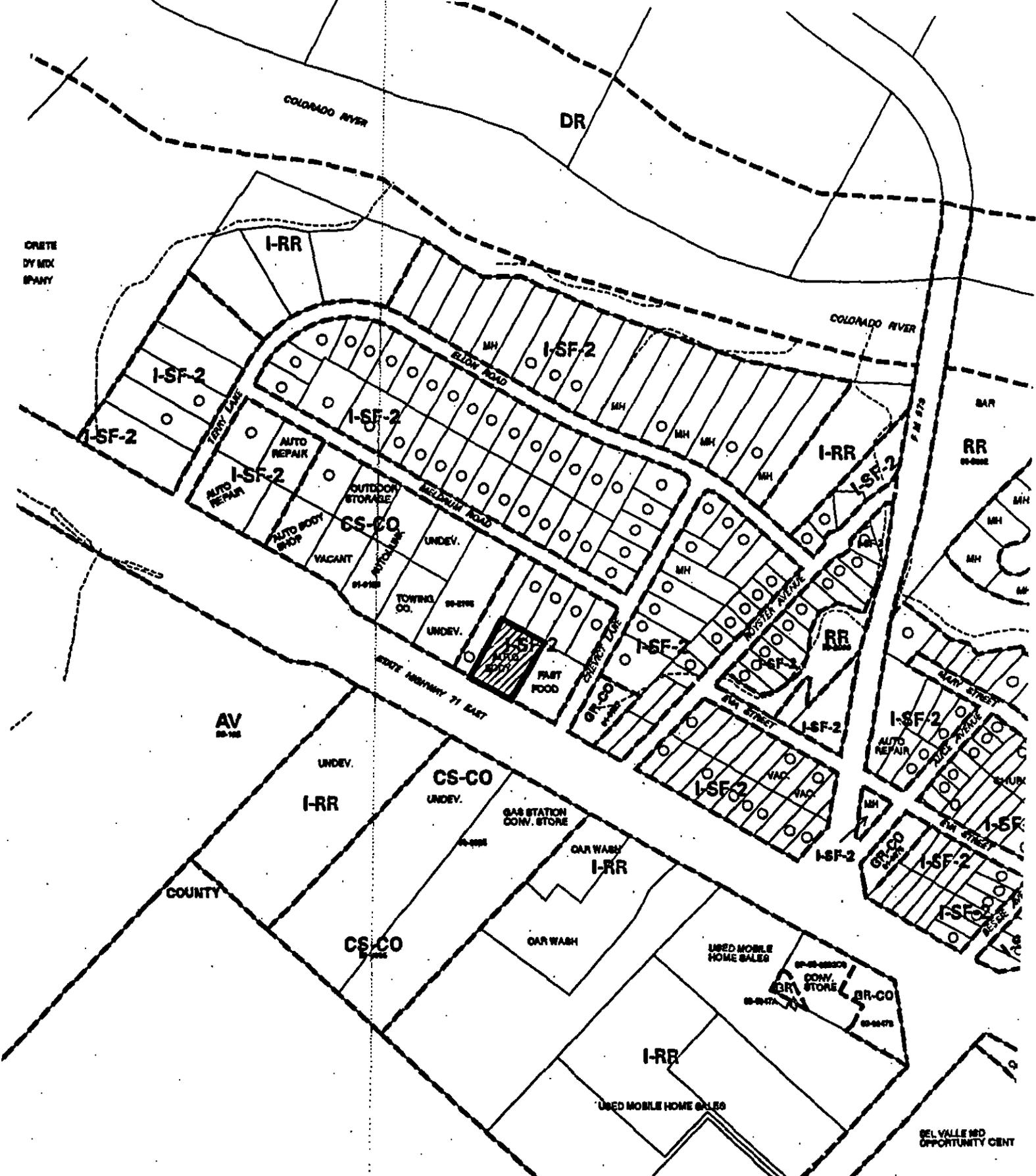
\_\_\_\_\_  
  
Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  
  
David Allan Smith  
City Attorney

**ATTEST:**

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Shirley A. Brown  
City Clerk



<p>1" = 400'</p>	<p><b>SUBJECT TRACT</b></p> <p><b>PENDING CASE</b></p> <p><b>ZONING BOUNDARY</b></p> <p><b>CASE MGR: W. WALSH</b></p>	<p><b>ZONING EXHIBIT A</b></p> <p><b>CASE #: C14-05-0017</b></p> <p><b>ADDRESS: 3103 E STATE HWY 71</b></p> <p><b>SUBJECT AREA (acres): 0.751</b></p>	<p><b>DATE: 05-02</b></p> <p><b>INTLS: SM</b></p>	<p><b>CITY GRID REFERENCE NUMBER</b></p> <p><b>P17</b></p>	
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CITY CENTER